

**CITY OF MONROE
PLANNING COMMISSION MINUTES
February 14, 2011**

 APPROVED

The meeting of the Monroe Planning Commission was scheduled for February 14, 2011 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Demarest called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Kim Shaw called the roll. The following were:

Present: Chairman Dave Demarest, Commissioners Ed Davis, James Kamp, Paul Loots, Carl Philip, Wayne Rodland

Absent: Commissioner Bill Kristiansen

Staff Present: Associate Planner Russ Wright, Assistant Planner Ben Swanson, Secretary Kim Shaw

CITIZEN COMMENT

No comment at this time

APPROVAL OF MINUTES

November 22, 2010

Commissioner Philip made the motion to accept the minutes of November 22, 2010 with the changes discussed. Commissioner Loots seconded the motion. Commissioner Kamp refrained from voting as he was not present at the meeting. Vote carried 5/0.

December 13, 2010

Commissioner Rodland made the motion to accept the minutes of December 13, 2010 as written. The motion was seconded by Commissioner Kamp. Vote carried unanimously 6/0.

January 10, 2011

Commissioner Loots made motion to accept the minutes of January 10, 2011 as written. The motion was seconded by Commissioner Philip. Vote carried unanimously 6/0.

WORKSHOP

A. CPA2011A - Introduction to North Area Community Plan – (Associate Planner, Russ Wright)

Planner Wright summarized the project for purposes of updating the current commissioners by explaining that this focuses on where commercial development can be located in the North Area and the consistency with the comprehensive plan. There are basic design guidelines, goals and objectives for this area and guides future regulations for development. There are currently two zoning districts, the R2-5 and R3-5, which overlap in this plan, but explained that this could be combined into one zone if the commissioners wanted to take that action.

Speaking to the R-4 zone, Chairman Demarest commented that he doesn't feel that this is consistent with the vision intended for this area. Would this be something that the council would want to take action on? Planner Wright expressed that that was his understanding at this point.

Planner Wright expressed that there may be a couple more workshops with updates to the goals, policies and density and when they are more defined, those changes will be taken to the public in the way of a community outreach followed by a public hearing at a later date.

B. CPA2011-0 - Introduction to Monroe School District Capital Facilities Plan (Assistant Planner, Ben Swanson)

Planner Swanson introduced the project and explained that this is the tool that allows the city to collect impact fees for the school district at time of development. He further stated that the council has the option of accepting those amounts or not. The document is adopted by reference with the school district performing the work on creating this document. There will be a public hearing on this item and staff will move forward for proposed adoption.

DISCUSSION BY COMMISSIONERS AND STAFF

Chairman Demarest inquired about the City of Sultan's Planning Commission meeting with Puget Sound Regional and was asking for some feedback. Commissioner Davis attended the meeting and shared that the speaker basically stated that the available funds seemed to be moving more towards the south end and could take up to 189 billion dollars to implement over 30 years. This area may have a few million dollars to work with. Tolls were also a big item discussed for the bypass, the new trestle in Snohomish, and others.

Planner Wright shared that he has included maps with the planning commissioner's packets for the annexation areas that are proposed. They are the Northeast Monroe in the North Hill area which butts up to The Farm at Woods Creek and Calhoun Rd. which is an unincorporated island surrounded on 3 sides by the city.

Planner Wright informed the commissioners that Walmart has not provided any new information on the plans they have submitted. He gave the description of the site and the layout. There will be a public hearing for the developer agreement in March.

Planner Wright briefed the planning commission members on the council adopting changes to the term limits that they serve. One position will be at large and that can be from the urban growth area outside city limits.

Commissioner Kamp asked if there were any new developments from the East Monroe project. Planner Wright said that to date there has been no response to the correspondence that staff sent to the applicant.

Planner Wright informed the commissioners that the council has amended the work program for the commissioners for the next year by adding an additional item. He explained that the Community Development Department has been reorganized and has now become the Planning &

Permitting Services under the direction of the Public Works Director. He would like to bring forward some of the CIP projects to the commission.

Commissioner Philip said that he will be absent from the next two scheduled meetings.

Chairman Demarest inquired about the street project on South Kelsey. Planner Wright said they are replacing utility pipes and the funding was only for that part of Kelsey.

Chairman Demarest informed the commissioners that he will not accept nominations for either the Chair or Vice Chair positions. He would like to have this on the agenda for the next meeting.

ADJOURNMENT

Commissioner Loots made a motion that the February 14, 2011 Planning Commission meeting be adjourned. Commissioner Davis seconded the motion. By vote the motion carried 6/0. The meeting was adjourned at 8:00 p.m.



David Demarest
Chairman



Kim Shaw
Planning Commission Secretary